



## Guide Price £170,000

**Bolton Road, Westcotes, LE3 6AB**

- Terraced Property
- Kitchen
- Bathroom
- EPC Rating D Council Tax Band A
- No Upper Chain
- Open Plan Lounge / Diner
- Two Double Bedrooms
- Courtyard Garden
- Freehold
- GCH and Double Glazing.



GUIDE PRICE £170,000-£180,000

A well presented TWO BEDROOM terraced property situated in the popular WESTCOTES.

Briefly comprising an inner hall, open plan lounge and dining area, and kitchen to the ground floor.

On the first floor there are two bedrooms and a bathroom.

The property has a courtyard garden and is being sold with NO UPPER CHAIN.

Located near De Montfort University and Leicester City Centre.

EARLY VIEWING IS HIGHLY RECOMMENDED CALL BARKERS 0116 270 9394

#### INNER HALL

**3'4" x 3'3" (1.02 x 1.00)**

Double glazed front door and door into



OTHER ASPECT



#### OPEN PLAN LOUNGE / DINER

**27'0" x 11'1" (8.23 x 3.40)**

Two Cast iron fireplaces with tiled inset, meter cupboard housing consumer unit two radiators, open plan staircase rising to first floor, double glazed window to front and rear aspects.



OTHER ASPECT



**KITCHEN**  
**13'4" x 6'8" (4.08 x 2.05)**

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob and oven, boiler, plumbing for washing machine, radiator, tiled floor, double glazed window to side aspect and door to side elevation.



**BEDROOM ONE**  
**11'3" x 11'2" (3.45 x 3.41)**

Radiator, double glazed window to front aspect.



**OTHER ASPECT**

**FIRST FLOOR LANDING**

Loft access, radiator.



**BEDROOM TWO**  
**12'5" x 8'3" (3.79 x 2.52)**

Built in cupboard, radiator, double glazed window to rear aspect.



### BATHROOM

**13'5" x 6'9" (4.09 x 2.08)**

Bath with mains shower, low level W/C, pedestal wash hand basin, built in cupboard, part tiled walls, radiator, spot lights, frosted double glazed window to rear aspect.



### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



### OUTSIDE

To the rear is a paved courtyard garden, retaining two original outbuildings and having rear gated access.



### GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must

not be inferred that any items shown are included in the sale with the property.

**MONEY LAUNDERING**

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

**MORTGAGES**

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

- Monday to Friday 9am -5.30pm
- Wednesdays late night until 7pm
- Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			55
(81-91) B			
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# Barkers

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

